AR16

BOW VALLEY SQUARE 2

An exciting place
to be in business

TILDEN

Hammerson Property Corp. Ltd

BOW VALLEY SQUARE Award

The 1970 Canadian Architect Yearbook

Award of Excellence

For projects in the design stage

presented to

Webb Zerafa Menkes

for

Bow Valley Square, Calgary

James A. Murray, FRAIC, MTPIC

Douglas Shadbolt, B.Arch., FRAIC

Douglas C. Rowland, B.Sc., M.Arch., FRAIC

These were the opinions of leading architects when they accorded the Canadian Architect Yearbook Award of Excellence to Webb Zerafa Menkes Housden, designers of Bow Valley Square.

"The scheme responds well to the important Plus 15 pedestrian circulation of the general downtown Calgary scheme. The section at base is worthy of close attention, its strong sloped geometrics at street indicating a hill-like connection to the upper podium, much more intriguing and less forbidding than might otherwise have resulted."
James A. Murray, Architect.

"This very high density commercial development providing for high activity areas clearly visible and integrated with the street network, should make for a rich addition to the life of the city by the generation of activity at the street level."
Douglas Shadbolt,
Head, School of Architecture,
Carlton University.

"A disciplined, orderly grouping of office towers springing from a base to which careful attention has been given to the introduction of life and scale giving elements. The designers should be commended for the devices which both connect the various levels visually and offer protection from extremes of weather."
Douglas C. Rowland,
Partner, Searle Wilbee Rowland
Architects Engineers Planners.

"Bow Valley is a city within the City; reflecting elements that characterize Calgary today.

"Vigour, enterprise and aesthetics are achieved through multi-level concourses lined with colourful boutiques, escalators interconnecting the concourses, an outdoor amphitheatre for the live arts, a film theatre, sculpture, quiet gardens off the busy concourses, a variety of restaurants . . . answers for every mood, need and season.

"In Bow Valley Square people will find a comfortable office environment; they will also discover that the people places of Bow Valley Square will make it the focal point where friends and associates meet on a planned or casual basis."

Boris Zerafa

Boris Zerafa,
Architect for Bow Valley Square

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HOTEL YORK

BOW VALLEY SQUARE 2

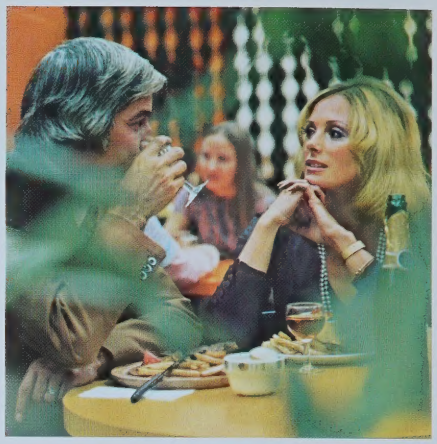
An exciting place to be in business

In the midst of downtown Calgary's many outstanding office complexes, one huge project stands out for its originality and imaginative beauty. Bow Valley Square will enhance an entire city block with four towers of award-winning architecture.

Bow Valley Square 2 is the highest tower. 39 storeys, it offers more than 500,000 square feet of prestige accommodation for office, commercial and retail businesses.

BOW VALLEY SQUARE 2

A magnificent concept... stimulating for business, inspiring for people



Bow Valley Square is massive, involving four integrated structures on a scale never before attempted in Western Canada. Yet it is very human—it demonstrates a total awareness of the needs of people in their daily work and play.

10,000 persons will enter the doors of Bow Valley Square every working day: enough people to populate a small city.

The architect's award-winning concept was to provide a self-contained community with virtually every amenity a person could require in his or her daily routine . . . and some that are out of the routine. Underground parking. Two levels of shops. Terraced gardens. An amphitheatre. Plus–15 pedestrian connections. An auditorium. Theatres, restaurants, lounges. And, of course, a stimulating office environment.

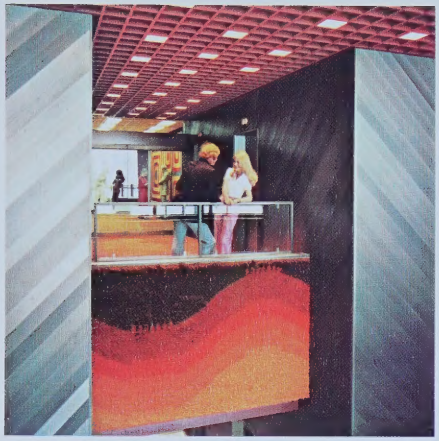
The services and amenities presented in Bow Valley Square are truly impressive.

Everything...close to everything!

Bow Valley Square 2 is Calgary's most prestigious business address for many reasons. As important as any is location...the very centrum of Calgary's dynamic business life. Bow Valley Square occupies the block bounded by 5th and 6th Avenues, 1st and 2nd Streets.

You will find the location convenient. Within a two-block radius are department stores, the city's finest hotels, the Convention Centre, the Petroleum and Professional Clubs, and many major office buildings. The Court House, Land Titles Office, City Hall, Post Office, Federal Complex and other important public buildings are also nearby. There is underground parking and a major transit stop at the doorstep, giving you access to all of the city.

Bow Valley Square will contain nearly everything you could need... and everything else is close at hand.



BOW VALLEY SQUARE 2

Picture this for a business address

Working environment plays an important role in employee productivity. The aspiration of Bow Valley Square's design is to create a positive, constructive attitude among all who enter its doors.

As you enter, the impressive scale and soft colours of the lobby exude warmth and vitality. You'll feel comfortable. You'll feel welcome.

And you'll find it easy to get around! Eighteen elevators—electronically programmed; escalators interconnecting shopping levels; expansive hallways ensure efficient, comfortable movement through the complex, even during the busiest hours.

Lunchtime, anytime, you'll enjoy exploring the unique shops. You can relax in the lounges and entertainment centres serving tenants and visitors throughout the day and evening.

Business never looked so good!

Your clients "first impression" can be important to your business, that's why so many long-established firms of national and international prominence have located in Bow Valley Square.

Elevator lobbies carpeted on all floors. Vinyl wall coverings in rich and vivid colours. Generous windows with bronze tinting let in maximum daylight and eliminate glare.

You can reserve a 130-seat auditorium for employee seminars, sales meetings, public relations events, or other business purposes. You can also use the building's two meeting rooms.

Another extra business feature in Bow Valley Square Phase 2 is provision for a complete computer floor; smaller areas on each level are also designed for computer loads.

A first-class design firm has been retained to provide office space feasibility plans free of charge.

Take a walk through Bow Valley Square. You'll see how imaginative decor personalizes the offices of Bow Valley Square tenants. You'll meet happy people.

BOW VALLEY SQUARE 2

Business never felt so good!

Delta 2,000
A computerized automation system provides high speed surveillance, data collection and control of a potential 3,950 remote functions. Information is collected on temperature, humidity, alarms and control assignments from the data control panels. In addition, the centralized system integrates the security and life safety systems.

The Delta 2,000 central control system provides the following benefits to tenants:

–Building security and safety with 24-hour surveillance, plus ability to supervise tenant security systems.

–Reliability of building services due to ability to police and anticipate potential equipment wearout or breakdown.

–Economy of Operation is possible through printouts and analyses of building services. Minimizes annual cost of operation.

Conditioned Air:
Maximum individual comfort is achieved with thermostats located approximately every 1,000 square feet. The Variable Air Volume system makes it possible to supply "custom" conditioned air feed into each 1,000 square-foot grid. Bow Valley Square 2 is one of the handful of buildings in Canada that has this sophisticated conditioned air system.

Other features of The Variable Air Volume System are:

–Off-hours air conditioning on an individual floor basis, by special arrangement.

–Safety: fire and smoke cannot spread from one floor to the next through inter-floor air conditioning ducts—there aren't any.

–Instant response to climatic changes or adjustments.

Lighting:
Excellent non-glare illumination of 100 foot-candles, measured at desk level on open floors.

Elevators and Escalators:
Efficient people transportation. 18 elevators—17 for passengers, one for freight. Elevators have been grouped in three banks to ensure prompt and efficient service. High-rise elevators travel at a speed of 1,000 feet per minute, mid-rise at 750 feet per minute, and low-rise at 500 feet per minute. Two pairs of high speed escalators between shopping levels transport people at a rate of 120 feet per minute.

Efficiency and Aesthetics:
Building design provides maximum net useable area. Air-handling light fixtures eliminate unsightly and noisy wall and ceiling grilles.

Other features:

–Computer areas: floors specially reinforced to accommodate computer installations in designated areas.

–Odour exhaust: available for print machines etc. through vents separated from the air conditioning system.

–Under-floor electrical and telephone duct system.

–Emergency power.

–Electric snow melting.

Here are the facts!

Number of Floors:
Thirty-nine

Net Rentable Area:
Low-rise floors 5-14: 13,269 square feet on a typical floor.

Mid-rise floors 15-27: 13,599 square feet on a typical floor.

High-rise floors 28-39: 13,981 square feet on a typical floor.

Not all floors are typical.

Parking Capacity:
277 cars in Bow Valley Square 1 and 2.
Total complex when completed 800 cars.

Service Facilities on Every Floor:
Attractive washrooms; janitor's room; electrical and telephone rooms; access to freight elevator.

Columns:
No internal columns in the rentable office area up to floor 32: 2 columns on floors 33 to 39.

Module:
5 feet.

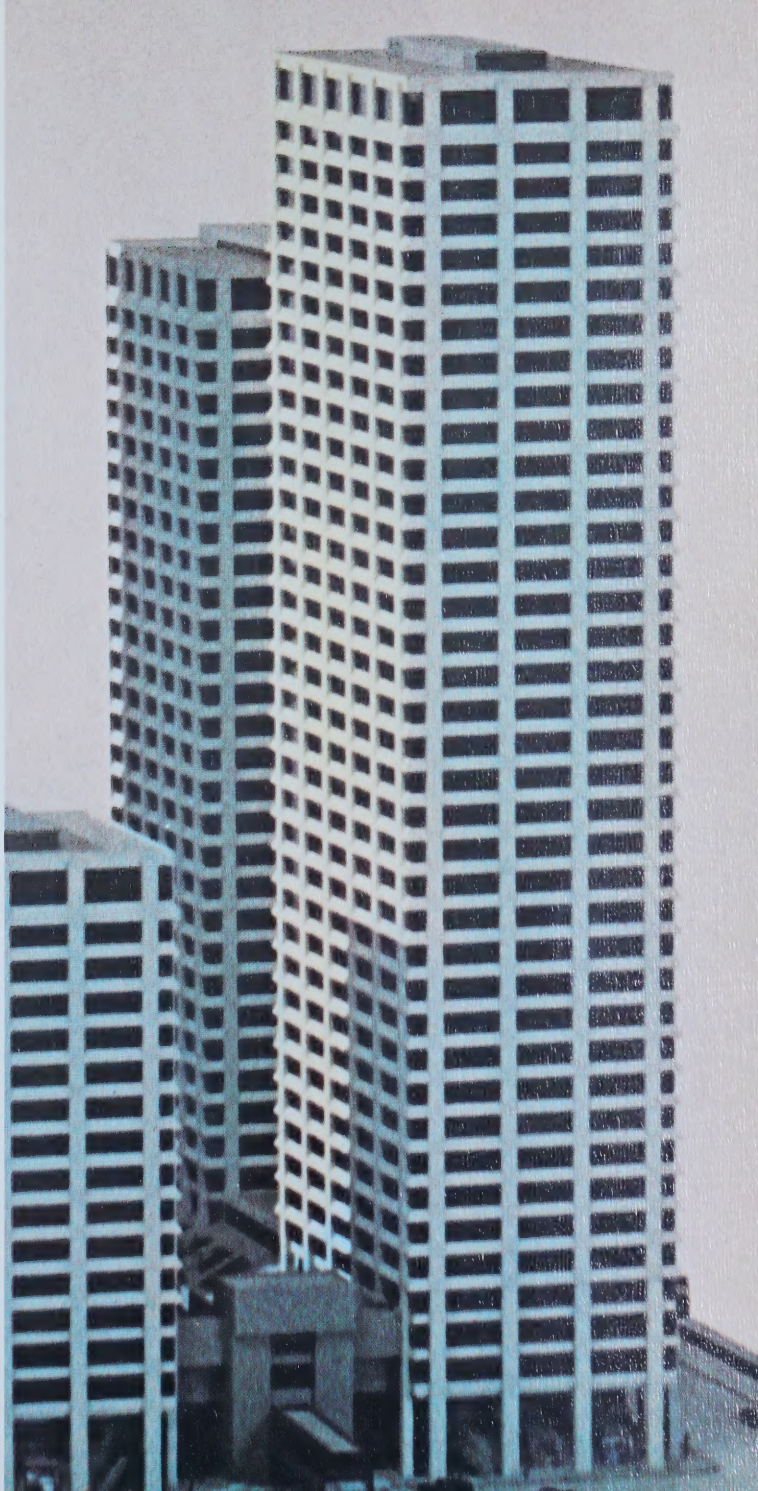
Exterior Finish:
Aggregate pre-cast concrete on exterior walls; granite paving at main north entrance.

Windows:
Aluminium frames, with integral coloured bronze finish and sealed tinted, double-glazed glass; mullions in the vertical extend from 16 inches above finished floor to ceiling.

Main Lobby:
Off-white carpet on walls, granite floors.

Office Area Floors and Ceilings:
12 inch by 12 inch marbleized vinyl asbestos floor tiles; mineral fibre fissured pattern acoustic ceiling tiles at 8′6″ height.

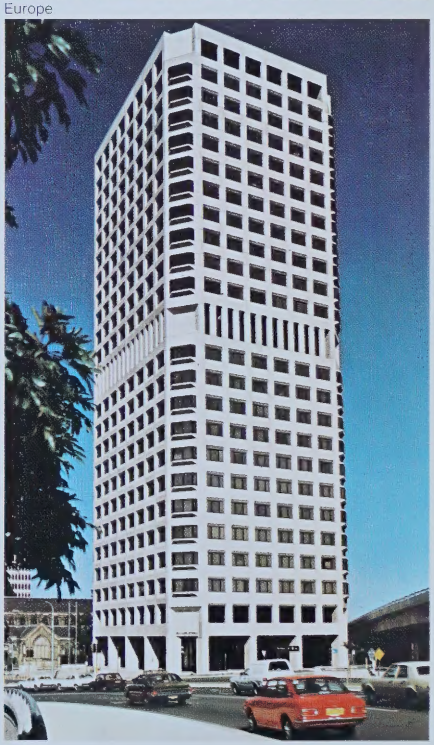
Storage:
Units in various sizes.



U.S.A.

Vancouver

Europe



Australia

BOW VALLEY SQUARE 2

Another world-wide Hammerson Investment

The Hammerson Property Corporation Limited:
Toronto, New York, Sydney,
Paris, Amsterdam and London.

BOW VALLEY SQUARE 2

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